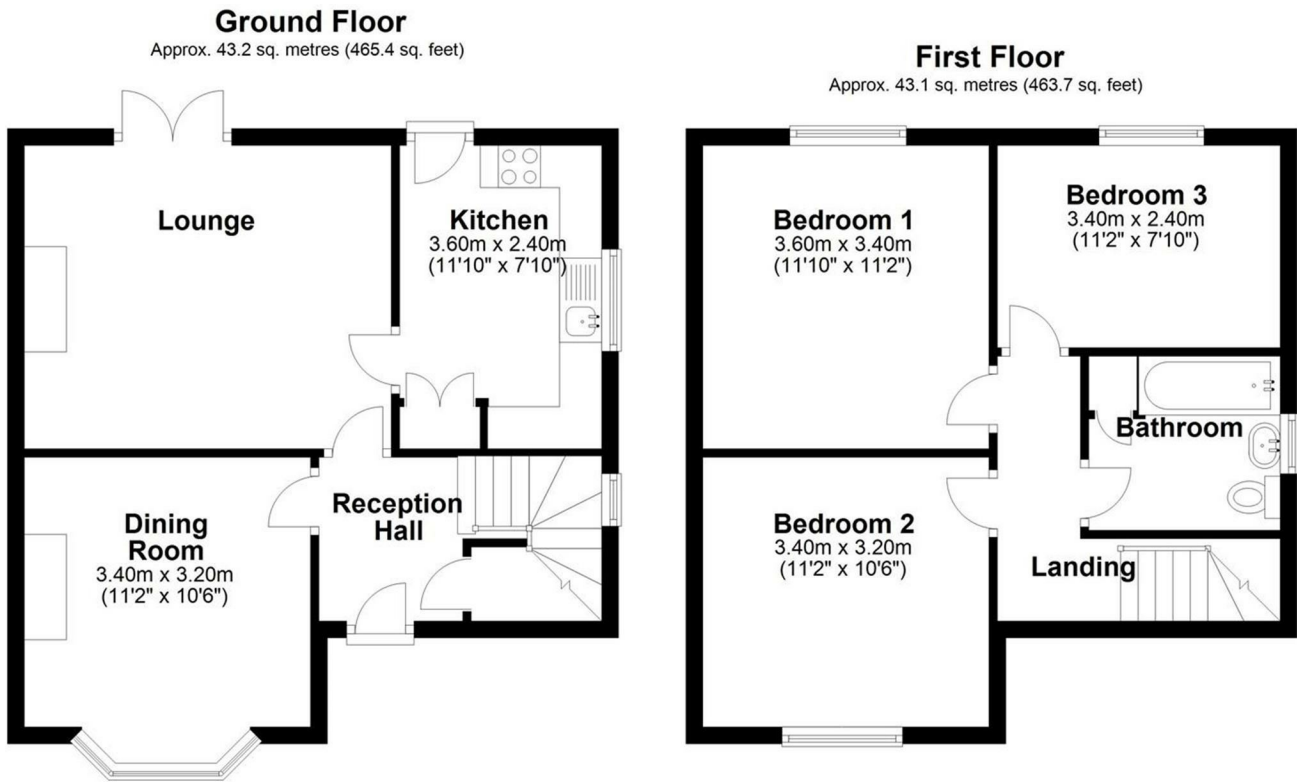


FOR SALE

Gwynfa, 3 Greenfields, Pontesbury, Shrewsbury, SY5 0RX



Total area: approx. 86.3 sq. metres (929.1 sq. feet)  
**3 Greenfields**



FOR SALE

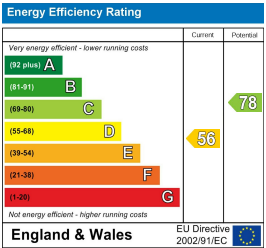
Offers in the region of £310,000

Gwynfa, 3 Greenfields, Pontesbury, Shrewsbury, SY5 0RX

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating




01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com




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MILEAGES: Shrewsbury 8.3 miles and Telford 21.5 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular rural village
- Beautifully presented
- Attractively appointed
- Well proportioned rooms
- Large gardens
- Driveway parking

**DIRECTIONS**  
From Shrewsbury proceed west along the A488 to Pontesbury and continue into the village. Head through an 'S' bend passing the church and then turn immediately left signed Pontesbury Hill. Proceed down the bank turning right at the bottom and continue along passing the left turn to Brook Road and after a short distance Number 3 Greenfields will be identified slightly elevated on the left hand side.

**SITUATION**  
The property is within walking distance of the various facilities of Pontesbury, which include restaurants, local shops, church, medical, dental and veterinary surgeries, library and primary and secondary schools. The house is located close to Pontesford Hill with its wonderful walks and spectacular views. A further comprehensive range of social, leisure and shopping facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry to the north and Telford to the east and on to the M54 and national motorway network.

**DESCRIPTION**  
3 Greenfields is a highly desirable and beautifully presented mature semi-detached house, which provides rooms of pleasing dimensions throughout. The ground floor offers two versatile reception rooms and the kitchen which has a stable style door out to the rear gardens. To the first floor, there are three bedrooms served by the bathroom which has a white suite. Outside, there is a generous driveway parking tarmacadam driveway parking area. The gardens are a most attractive feature and particularly generous to the rear offering large flowing lawns, patio seating areas and abundantly stocked shrubbery beds and borders. There is also a useful range of outbuildings.

**ACCOMMODATION**  
**COVERED PORCH**  
With quarry tiled floor. Part glazed panelled entrance door into:  
**ENTRANCE HALL**  
With quarry tiled floor. Built in under stair storage cupboard. Staircase rising to first floor.

**DINING ROOM**  
With exposed pine boarded flooring. Attractive feature fireplace with inset tiling. Picture rail. Bay window.

**LOUNGE**  
With feature fireplace with open grate. Picture rail. Twin glazed French doors leading out to a generous sun terrace with lovely gardens beyond.

**KITCHEN**  
With quarry tiled floor. Providing an extensive range of attractive eye and base level units comprising cupboards and drawers. A generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap over. Part tiled walls and tiled splash. Integral electric oven and grill with 4 ring gas hob unit over and fitted filter hood. Integral fridge. Ceiling downlighters. Additional built in pantry style cupboards and part glazed stable style UPVC access door to rear garden.

**FIRST FLOOR LANDING**  
With access to loft space.  
**BEDROOM 1**  
With picture rail. Window with attractive aspect.  
**BEDROOM 2**  
With ceiling rose. Lovely view over garden.  
**BEDROOM 3**  
With exposed pine boarded floor. Picture rail. Views over rear garden.  
**BATHROOM**  
Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Panelled bath with mains fed shower over. Built in airing/linen cupboard.  
**OUTSIDE**  
The property is approached over a tarmacadam driveway which provides generous parking to the front and also extends down the side of the property with room for additional vehicles.

**THE GARDENS**  
To the front the gardens offer neatly maintained lawns. A timber side access gate leads through to the rear where the majority of the gardens can be found. Sitting adjacent to the rear of the living room and kitchen is a flagged entertaining area, with adjoining blue bricked pathway, which gives access to a range of outbuildings which include:  
  
\* Garden WC - with blue brick flooring and low level WC  
\* Utility - with space and plumbing for washing machine. Space for tumble dryer. Fitted worktop. Eye level storage cupboards.  
\* Garden Store - with power and light points.

The majority of the gardens are then laid to large flowing lawns flanked by established hedgerows and well stocked shrubbery beds and borders containing a number of different specimen plants and trees. A generous timber and felt summer house can be found with a nature pond positioned beyond. A central concrete pathway leads to the top section of garden where a further variety of trees can be found together with raised vegetable/fruit growing beds.  
**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.  
**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.  
**COUNCIL TAX**  
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).  
**VIEWINGS**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)